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Planning Commission Study Session

TO: PLANNING COMMISSION

FROM: AMY TEMES, SENIOR PLANNER *AT*
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THROUGH: CATHERINE LORBEER, AICP, PRINCIPAL PLANNER *ajl*
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MEETING DATE: NOVEMBER 6, 2019

SUBJECT: A. GP19-12, VAL VISTA SQUARE: REQUEST FOR MINOR GENERAL PLAN AMENDMENT TO CHANGE THE LAND USE CLASSIFICATION OF APPROX. 9.1 ACRES GENERALLY LOCATED SOUTHEAST OF THE SOUTHEAST CORNER OF VAL VISTA DRIVE AND PECOS ROAD FROM REGIONAL COMMERCIAL TO RESIDENTIAL >25-50 DU/ACRE LAND USE CLASSIFICATION.

B. Z19-24, VAL VISTA SQUARE: REQUEST TO AMEND ORDINANCE NO. 2380 PERTAINING TO THE VAL VISTA SQUARE PLANNED AREA DEVELOPMENT (PAD) AND TO REZONE APPROX. 34.1 ACRES GENERALLY LOCATED SOUTHEAST OF THE SOUTHEAST CORNER OF VAL VISTA DRIVE AND PECOS ROAD APPROX. 34.1 ACRES OF REGIONAL COMMERCIAL (RC) WITH A PLANNED AREA DEVELOPMENT (PAD) OVERLAY TO APPROX. 25.0 ACRES OF REGIONAL COMMERCIAL (RC) AND 9.1 ACRES OF MULTI-FAMILY/HIGH (MF-H) ALL WITH A PLANNED AREA DEVELOPMENT (PAD) OVERLAY.

STRATEGIC INITIATIVE: Prosperous Community

To allow for a mixed use development.

RECOMMENDED MOTION

A. No motion requested, and

B. No motion requested.

APPLICANT

Company: Norris Design Group
Name: Ben Cooper
Address: 901 E Madison St.
Phoenix, AZ 85034
Phone: 602-254-9600
Email: bcooper@norris-design.com

OWNER

Company: Gilbert Growth Properties, LLC
Name: Morgan Neville
Address: 9920 S Rural Rd, #108-16
Tempe, AZ 85284
Phone: 480-586-4300
Email: hutchjhawk@cox.net

BACKGROUND/DISCUSSION

History

Date	Description
<i>September 28, 1999</i>	The Town Council approved GP98-05 a General Plan amendment and Specific Area Plan for the Spectrum at Val Vista. Town Council approved the Z99-06 for Spectrum at Val Vista by adopting Ordinance No. 1209. Council further approved a corresponding Development Agreement and Pre-Annexation Agreement for the Project.
<i>June 20, 2000</i>	Town Council approved Z99-65 and Ordinance No. 1285, an amendment to the Spectrum at Val Vista PAD to add conditions and amend the development plan.
<i>October 1, 2002</i>	Town Council approved Z01-20, the third amendment to the Spectrum at Val Vista PAD, by adopting Ordinance No. 1431. This case added new conditions and changed the zoning and boundaries on several parcels within the Spectrum at Val Vista PAD. Parcels 13 and 29 were rezoned to commercial zoning C-2, (Main Street Commons Parcel 9 is within Spectrum Parcel 29).
<i>February 16, 2005</i>	The Planning Commission recommended approval of Z04-41, the amendment to the Spectrum at Val Vista PAD for Main Street Commons.
<i>March 15, 2005</i>	Town Council approved an amendment Z04-41 for the Spectrum at Val Vista PAD, Main Street Commons development in Ordinance No. 1641.
<i>March 24, 2005</i>	Design Review Board approved DR04-127, Main Street Commons of the Spectrum PAD. Parcel 13 was shown with retail, restaurant, office and bank uses. Parcel 29 was shown with retail, fitness club, hotel office and residential uses, (Main Street Commons Parcel 9 is within Spectrum Parcel 29).
<i>July 27, 2010</i>	Town Council approved Z10-06, WinCo, amending the Development Plan for Parcel 9.

<i>August 16, 2012</i>	Town Council approved Z12-09 in Ordinance No. 2380, rezoning approximately 51 acres.
<i>July 10, 2014</i>	Design Review Board approved DR14-06 Val Vista Square Design Guidelines.
<i>December 10, 2015</i>	Design Review Board approved DR15-54 Unison Bank located to the north of the subject site.
<i>December 5, 2018</i>	The Planning Commission approved DR18-151 ALDI Grocery.

Overview

Val Vista Square separated from Main Street Commons in 2012 (a commercial parcel within the Spectrum PAD) as an approximately 55-acre mixed-use development located north of the Loop 202 Santan Freeway on Val Vista Drive. Much of the Val Vista Square property is owned by Gilbert Growth Properties, LLC (an entity controlled by Park Co.) and has been developed with a 60,000 square foot Veterans Administration Medical Clinic (VA Clinic) and a 9,000 square foot bank (Unison Bank). The Planning Commission recently approved a 20,442-square foot ALDI grocery store. In addition to these existing uses, a mix of other retail, hospitality and office uses has always been envisioned for the remaining site.

The minor General Plan amendment and rezoning PAD amendment would allow an urban-style residential community that ties the diverse project together and provides for a vibrant 24/7 scene. Reminiscent of the original Main Street Commons design, and consistent with the existing PAD Development Plan, this project proposes to infuse residents of a high-density multi-family within a mixed use center. The residential component will spur the development of adjacent employment, hospitality and retail/restaurant uses. Those users will be attracted by the new resident workforce and the consumer spending brought to Val Vista Square by the new luxury residential community.

Surrounding Land Use & Zoning Designations:

	Existing Land Use Classification	Existing Zoning	Existing Use
North	Residential > 14 - 25 DU/Acre	Multi-Family / Medium (MF/M) PAD	Proposed retail pad then Pecos Road then Azul and Borrego Apartments
South	Regional Commercial (RC)	Regional Commercial (RC) PAD	Proposed hospitality, retail and office
East	Regional Commercial (RC)	Regional Commercial (RC) PAD	Approved ADLI, Unison Bank and vacant retail pads
West	Regional Commercial (RC)	Regional Commercial (RC) PAD	VA Medical Clinic and future retail and restaurants
Site	Regional Commercial (RC)	Regional Commercial (RC) PAD	Vacant

General Plan

A minor General Plan amendment is proposed to change the land use classification on an approximately 9.1 acre portion of an approximately 34.1 acre property from Regional Commercial to Residential > 25-50 DU/Acre. The above land use change will allow for the development of an

approximately 310 unit multi-family community. Density for the project is proposed at 35 dwelling units per acre (DU/Acre) across four 4-story residential buildings (approximately 50'-55' in height), and one Carriage Unit building and will include common resident facilities.

This area of Gilbert has long been anticipated for urban development due to its location within the Santan Freeway Corridor and the Vertical Overlay Zoning District. Per the applicant, the Val Vista Square mixed use development will be an excellent addition to this area of Gilbert for the following reasons:

- It activates a parcel that has remained primarily undeveloped in a highly visible area of Gilbert.
- It encourages, promotes, and supports the development of the rest of Val Vista Square
- It provides a high-quality living option to people who want to be located in a vibrant, thriving area along the Loop 202 but not have to worry about maintenance and other concerns that come with traditional single-family home ownership.
- Its residents will be able to support area businesses, including those found elsewhere in Val Vista Square, Santan Village, and nearby Rivulon.
- It will broaden Gilbert's tax base, providing new recurring lease tax, property taxes, and state-shared (population-based) revenues.
- It will enable employees to live near the many jobs that have come and will come to the "Central 202 Core" and "Gilbert and the 202" growth areas, thus reducing commute-related air-quality issues while enhancing the quality of life for these employees and their families.

Furthermore, the applicant has stated that the land use requests are supported by the following Goals and Policies found in the General Plan:

- **Land Use and Growth Areas, Vision Statement: Deliver a mix of synergistic land uses that are appropriately located to promote employment opportunities while enhancing Gilbert's quality of life.**

A high-quality multi-family community on this site increases the attractiveness of nearby employment centers (i.e. Gilbert and the 202, Central 202 Core) by providing additional housing opportunities for workers near existing and potential employment uses. This, in turn, will attract new employers and potentially support the creation of new jobs.

- **Land Use and Growth Areas, Policy 1.1: Maintain a balance of housing types and provide a variety of employment opportunities with easily accessible retail and service uses.**

Land Use and Growth Areas, Policy 1.3: Encourage residential development that allows for a diversity of housing types for all age groups and is accessible to a range of income levels.

Land Use and Growth Areas, Goal 4.0: Provide a diversity of quality housing types for a variety of lifestyles.

Land Use and Growth Areas, Policy 4.1: Provide an adequate supply of appropriately zoned land to accommodate a variety of future housing needs.

Val Vista Square promotes an appropriate mix of housing and employment opportunities in the immediate area. Additional housing options will provide alternatives for people seeking to live and work in the area near Loop 202. Additional housing will support the needs of employers and retailers who wish to be near their employees and customers.

In addition, Val Vista Square adds a housing option that is in high demand in the area. While there are few examples of higher density multi-family communities within Gilbert, recent informal surveys show that nearby existing multi-family communities are over 90% occupied, and widely available market reports indicate that the trend will continue for many years as individuals and families from all walks of life seek the convenience of a luxury rental lifestyle.

- **Land Use and Growth Areas, Policy 4.4: High density housing is encouraged near large employment centers and/or transportation corridors.**

Land Use and Growth Areas, Policy 7.1: Balance traffic circulation needs with the goal of creating pedestrian-oriented neighborhoods and convenient employment/retail centers.

By its very nature as a horizontally mixed-use community with retail, restaurant, hospitality, and office uses, Val Vista Square will create a pedestrian-friendly environment that is convenient for residents and guests alike. The addition of multi-family uses at Val Vista Square is also complementary to nearby existing/planned employment centers (Santan Village, Rivulon, Val Vista Medical, etc.) and commercial centers (Santan Village, etc.). This reduces automobile trips, vehicle trip lengths, and the number of cars travelling on the arterial street system—and encourages walking, biking, and other means of transportation—for those living, working, and shopping in the same area. Additionally, the site's proximity to the Loop 202 freeway provides easy access to regional transportation corridors without undue stress on the local street system.

- **Land Use and Growth Areas, Policy 4.2: Encourage appropriate locations for multi-family residential uses that do not adversely impact lower density residential neighborhoods.**

Val Vista Square will not adversely impact lower density residential neighborhoods since none are located near the community. The proposed higher density community is entirely appropriate in the context of the intensities that exist and that are planned for the area in and around Val Vista Square.

Rezoning

The project site is currently zoned Regional Commercial with a Planned Area Development overlay. Until recently, the Town of Gilbert Land Development Code (LDC) allowed multi-family communities in Regional Commercial to obtain a use permit if they were part of an integrated mix use community. In 2019, the LDC was amended to require a proposed multi-family community within a greater mixed use project to follow a full rezoning process instead of the use permit process. Additionally, in 2019, a new LDC multi-family zoning district was added to the LDC called Multi-Family / High (MF/H).

The applicant states that the new, urban-style, multi-family community will provide a vibrancy to Val Vista Square that will enhance the likelihood of attracting other high-quality retail, restaurant, hospitality, and office developments on the rest of the site. The project's design will encourage pedestrian connections with existing and future land uses through a thoughtful system of sidewalks. Parking will meet Gilbert LDC minimums. If needed, a private shared parking agreement between adjacent parcels within Val Vista Square may be utilized to accommodate some of the required guest parking for the residential parcel (utilizing an administrative use permit process). All buildings will be arranged on the site to promote interconnectivity both inside the residential community and with neighboring developments within Val Vista Square. The result will be a true, horizontally mixed-use community.

The rezoning proposal is for Multi-Family / High (MF/H). This will be the first request for MF/H since the inception of the high density zoning district in 2019. There are 314 dwelling units proposed at 35 DU/Acre. The surrounding land uses are compatible with the intensity of this proposal.

Proposed Modified PAD Development Standards

The development standards within the original Val Vista Square PAD will remain in place. The only additional development standard proposed for the MF/H is the reduction of the open space requirement. It was anticipated by staff that open space might be the one standard that MF/H applicants might not be able to meet in certain designs (existing PAD standards in *italic* and new proposed modifications in **bold**).

Project Data Table

Site Development Regulations	Required per LDC	Proposed
Acres	--	34.1 Total acres included in PAD amendment 9.1 total acres being rezoned to MF/H
Units	--	314
Maximum Size of Use or User (sq. ft.)	--	
Maximum Building Height (ft.)	55'	55'
Minimum Building Setback (ft.)		
Front to Pecos	25'	25'
<i>Side Market</i>	20	NA

<i>Side (Internal)</i>	0'	0'
<i>Rear (Internal)</i>	0'	0'
Minimum Required Perimeter Landscape Area (ft.)		
Front to Pecos	25'	25'
<i>Side Market</i>	20'	<i>NA does not abut</i>
<i>Side (Internal)</i>	0'	0'
<i>Rear (Internal)</i>	0'	0'
Landscaping (% of net lot area)	40%	25%
<i>Parking Islands</i>	<i>10 parking spaces between parking islands</i>	<i>10 parking spaces between parking islands</i>
Off-Street Parking and Loading	1 space per 1 bedroom/studio 2 spaces per 2 or more bedrooms 1 space per unit shall be covered or which 25% shall be enclosed. 0.25 guest parking per unit	1 space per 1 bedroom/studio 2 spaces per 2 or more bedrooms 1 space per unit shall be covered or which 25% shall be enclosed. 0.25 guest parking per unit

PUBLIC NOTIFICATION AND INPUT

A neighborhood meeting was held on September 3, 2019 at Spectrum Elementary School. One (1) interested party attended the meeting. The interested party stated that she was in favor of the additional development within Val Vista Square. The following summarizes the discussion during the meeting:

Question Topic	Applicant Response
<i>Development Timing</i>	
The attendee asked about the timing of the development.	General Plan and Zoning amendments may be heard by the Gilbert Town Council as early as February 2020. Design Review may follow by a few months, after which approvals for construction documents will be sought. Construction could begin as early as Fall 2020.
<i>Multifamily Community Description</i>	
The attendee asked general questions about the proposed development.	This General Plan Amendment and PAD re-zoning proposal is to pave the way for a design review application for a higher density multifamily community that will have approximately 300 units on just under 10 acres. Representatives summarized the level of quality generally pursued by Crescent Communities and offered to tour the attendee at the recently completed "Novel Rio" project located in Tempe across the street from the Tempe Performing Arts Center.
<i>Traffic Signals and Access</i>	
The attendee asked if additional traffic signals will be installed anywhere adjacent to the Val Vista Square project.	The internal private drives adjacent to the ALDI parcel will be installed with the ALDI or Crescent developments, depending on who goes first. The north/south private drives on either side of the Crescent parcel will be installed with the Crescent development from Pecos Rd. to Market St. Traffic studies that will be part of this and future applications will review the need for additional signals in the area.

PROPOSITION 207

An agreement to “Waive Claims for Diminution in Value” pursuant to A.R.S. § 12-1134 was signed by the landowners of the subject site, in conformance with Section 5.201 of the Town of Gilbert Land Development Code. This waiver is located in the case file.

STAFF RECOMMENDATION

- A. Staff requests Planning Commission input; and
- B. Staff requests Planning Commission input.

Respectfully submitted,

Amy Temes
Senior Planner

Attachments and Enclosures:

- 1) Vicinity Map/Aerial Photo
- 2) Land Use Exhibit
- 3) Zoning Exhibit
- 4) Development Plan



SITE



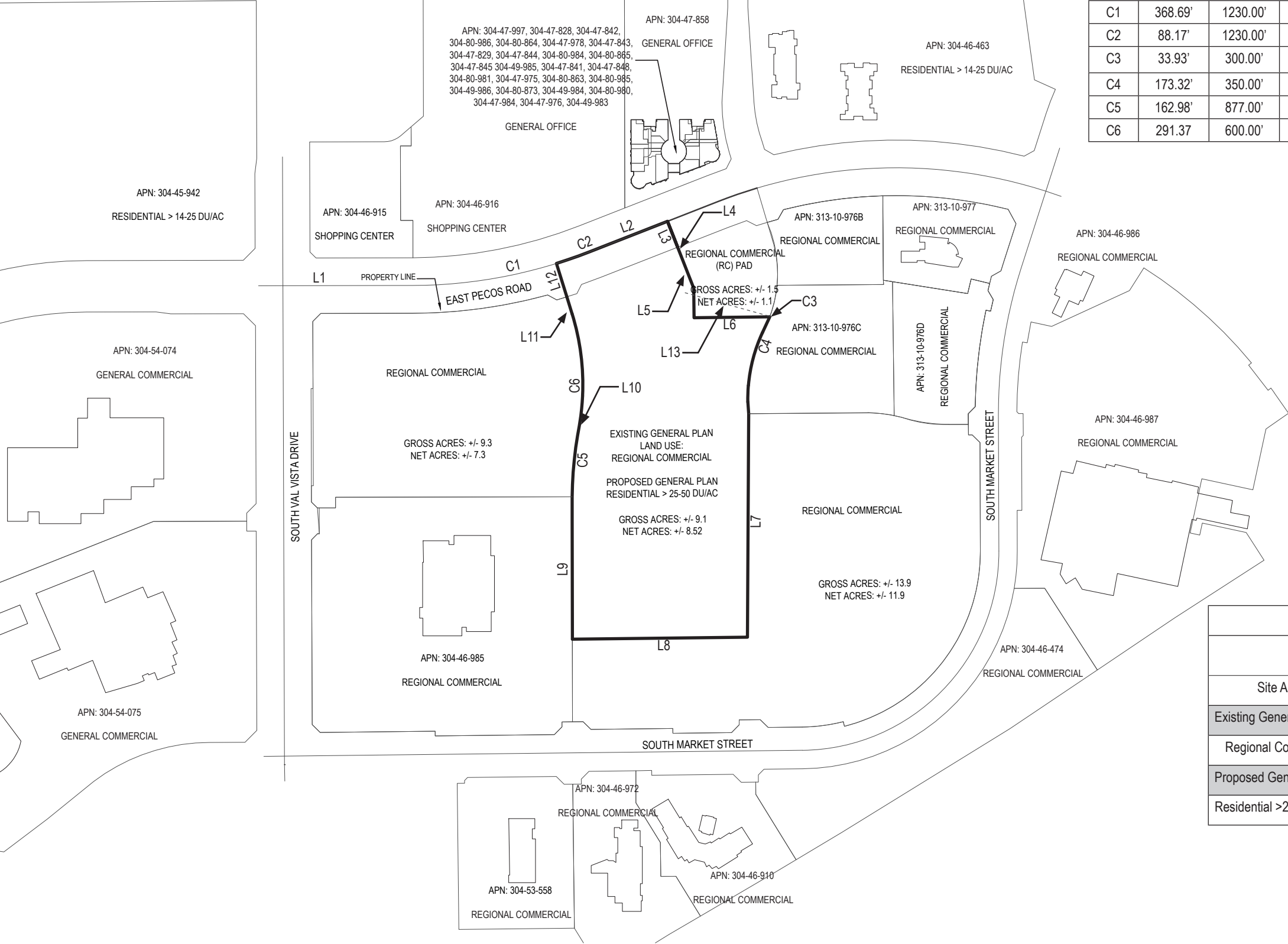
PARCEL LINE

*NOT TO SCALE

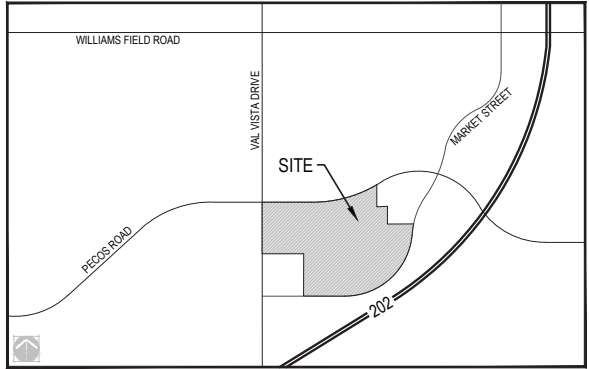
**GP19-12 and Z19-24: Val Vista Square
Attachment 2 - General Plan Exhibit
November 6, 2019**

Curve	Length	Radius	Delta
C1	368.69'	1230.00'	17° 10' 28"
C2	88.17'	1230.00'	4° 06' 25"
C3	33.93'	300.00'	6° 28' 49"
C4	173.32'	350.00'	28° 22' 25"
C5	162.98'	877.00'	10° 38' 53"
C6	291.37'	600.00'	27° 49' 25"

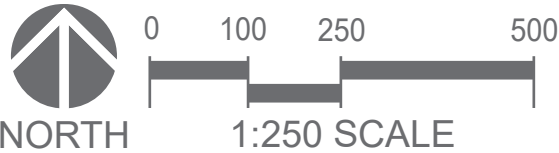
Line	Bearing	Distance
L1	N89° 53' 33" E	325.53'
L2	N68° 36' 40" E	225.56'
L3	S21° 23' 20" E	70.00'
L4	S21° 23' 20" E	62.88'
L5	S00° 00' 00" E	126.61'
L6	N89° 20' 54" E	194.62'
L7	S00° 24' 28" E	564.37'
L8	S89° 53' 37" W	446.05'
L9	N00° 06' 13" W	312.03'
L10	N10° 32' 40" E	11.01'
L11	N17° 16' 45" E	44.28'
L12	N17° 16' 45" E	88.21'
L13	N68° 45' 30" E	300.00'



VICINITY MAP

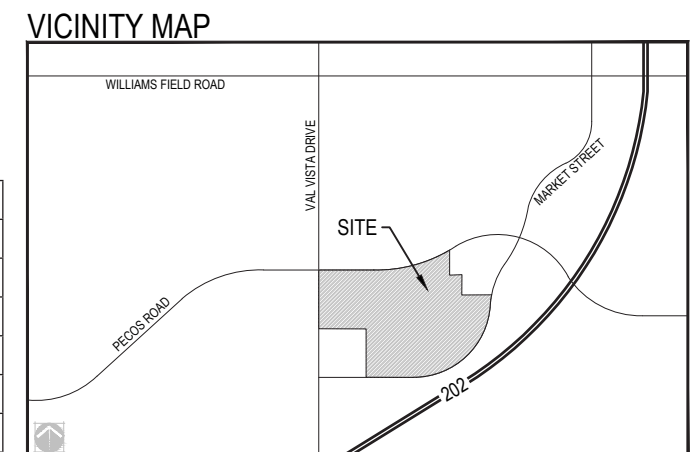


GENERAL PLAN PROJECT DATA TABLE			
	Acreage (+/- Gross)	Acreage (+/- Net)	Percentage of Gross Area (%)
Site Area	9.1	8.52	100
Existing General Plan Land Use Classification			
Regional Commercial	9.1	8.52	100
Proposed General Plan Land Use Classification			
Residential >25-50 Du/Ac	9.1	8.52	100





RESIDENTIAL PARCEL	
Gross Density (Residential)	37 Du/AC
Proposed Dwelling Units	314
Required Open Space	40%
Proposed Open Space	25%
Minimum Setback (MF/H)	Pecos: 25' Internal: 0'
Lot Coverage	26%





PAD Development Standards Modifications

Collector Road Front Building Setback	20'
Collector Road Front Landscape Setback	20'
Building Setback to Market Street	20'
Landscape Setback to Market Street	20'
Minimum Open Space (Residential)	25%
Building Setback Internal to PAD	0'
Landscape Side Setback Internal to PAD	0'
Landscape Rear Setback Internal to PAD	0'

Parking Islands shall be 1 every 10 parking spaces

LEGEND

- PRIMARY ENTRY
- SECONDARY ENTRY
- MINOR ENTRY
- PRIMARY FEATURE
- SECONDARY FEATURE
- FOCAL AREA
- CONCEPTUAL PEDESTRIAN ROUTE
- INTERNAL CONNECTIVITY & ACCESS POINT
- ARTERIAL STREETScape & EXISTING PERIMETER WALK
- BUS STOP
- RETENTION BASIN
- PROPOSED MULTI-FAMILY OR GARAGE BUILDING
- EXISTING OR APPROVED BUILDING
- PROPOSED PARKING
- POTENTIAL BUILDING
- POTENTIAL OF GARAGE PARKING

